

OATES CROSSING



105 & 115 CORPORATE CENTER DR. | 120 & 128 TALBERT RD.

**INDUSTRIAL PROPERTY
FOR LEASE**

7,828 SF AVAILABLE

PROFESSIONALLY
LEASED BY

STREAM

OATES CROSSING

ABOUT THE PROPERTY

Oates Crossing consists of four (4) buildings totaling 235,400 SF. The property is well located off of Interstate 77 and Exit 36, across the street from the Talbert Point Business Park. Oates Crossing has excellent regional connectivity via easy access to I-77, I-485, I-40, and I-85. The property also features a land site that will accommodate 60,000/SF Build to Suit development.

Each of the four buildings boasts a minimum of 20' clear height, ample parking, abundant dock-high loading positions and full HVAC.



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105 CORPORATE CENTER DRIVE

AVAILABLE SPACE:
7,828 SF

ZONING: Highway Business

BUILDING AREA: (SF) 48,500

CLEAR HEIGHT: 20-22'

LOADING CONFIGURATION: Rear-load

LOADING DOCKS: Ten (10) dock-high doors
Three (3) drive-in doors

TRUCK COURT: ±118'-deep with a 45' concrete apron

FIRE PROTECTION: Wet

FLOOR: 5" concrete slab (4,000 PSI)

ELECTRICAL: 120/208 & 277/480v, 3-phase power

HVAC: 100% throughout (12 units with ±110 Ton capacity)

LIGHTING: LED

EMPLOYEE PARKING: 107 spaces

PARKING RATIO: 2.21 spaces / 1,000 SF



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115 CORPORATE CENTER DRIVE

ZONING: Highway Business

BUILDING AREA: (SF) 48,500

CLEAR HEIGHT: 20-22'

LOADING CONFIGURATION: Rear-load

LOADING DOCKS: Twelve (12) dock-high doors
One (1) drive-in doors

TRUCK COURT: ±118'-deep with a 45' concrete apron

FIRE PROTECTION: Wet

FLOOR: 5" concrete slab (4,000 PSI)

ELECTRICAL: 120/208 & 277/480v, 3-phase power

HVAC: 100% throughout (8 units with ±70 Ton capacity)

LIGHTING: LED

EMPLOYEE PARKING: 85 spaces

PARKING RATIO: 1.75 spaces / 1,000 SF



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120 TALBERT ROAD

ZONING: Highway Business

BUILDING AREA: (SF) 75,200

CLEAR HEIGHT: 20-22'

LOADING CONFIGURATION: Rear-load

LOADING DOCKS: Nine (9) dock-high doors
Two (2) drive-in doors

TRUCK COURT: ±140' (shared) with a 40' concrete apron

FIRE PROTECTION: Wet

FLOOR: 5" concrete slab (4,000 PSI)

ELECTRICAL: 120/208 & 277/480v, 3-phase power

HVAC: 23 units with ±200 Ton capacity

LIGHTING: LED

EMPLOYEE PARKING: 156 spaces

PARKING RATIO: 2.07 spaces / 1,000 SF



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128 TALBERT ROAD

AVAILABLE SPACE:
1,200 SF office

ZONING: Highway Business

BUILDING AREA: (SF) 63,200

CLEAR HEIGHT: 20-22'

LOADING CONFIGURATION: Rear-load

LOADING DOCKS: Eight (8) dock-high doors
One (1) drive-in doors

TRUCK COURT: ±140' (shared) with a 40' concrete apron

FIRE PROTECTION: Wet

FLOOR: 5" concrete slab (4,000 PSI)

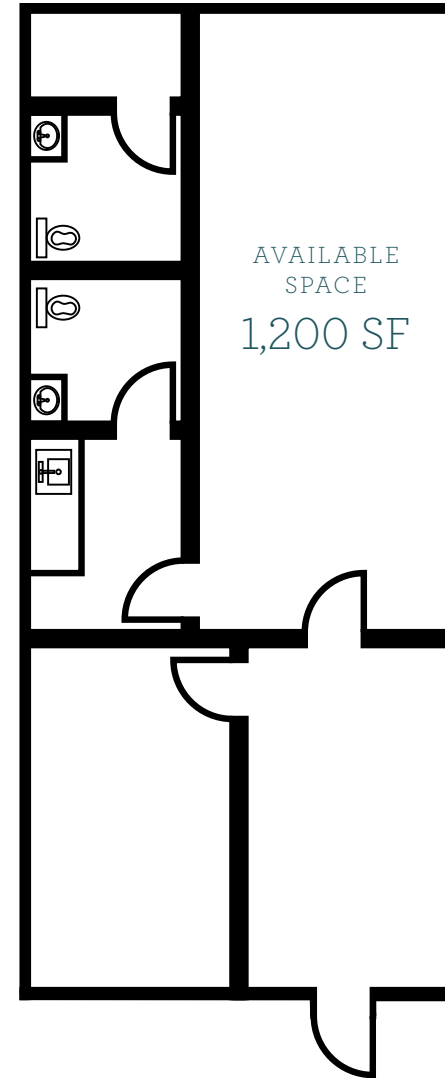
ELECTRICAL: 120/208 & 277/480v, 3-phase power

HVAC: 27 units with ±230 Ton capacity

LIGHTING: LED

EMPLOYEE PARKING: 125 spaces

PARKING RATIO: 1.98 spaces / 1,000 SF



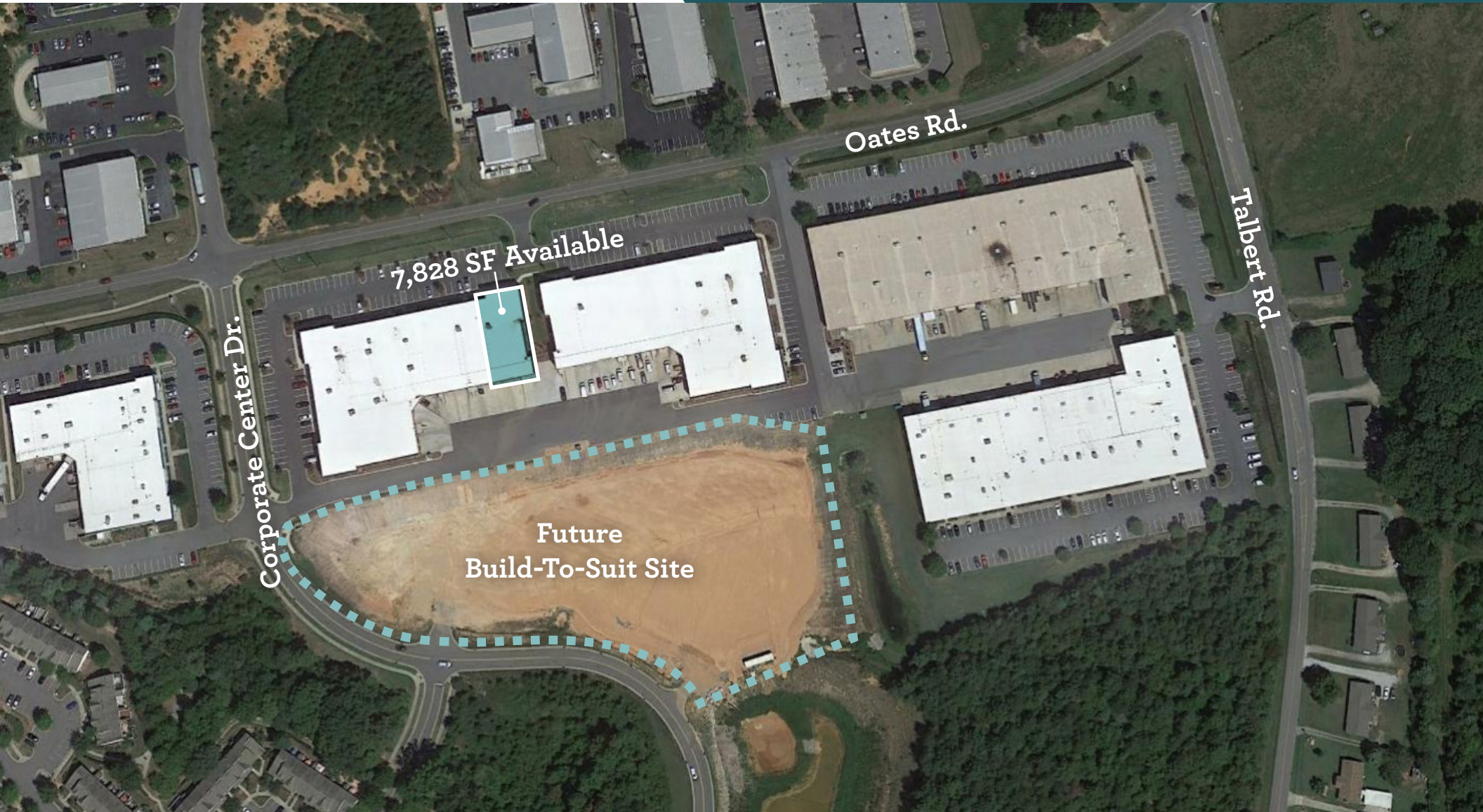
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AVAILABLE BUILD-TO-SUIT
± 60,000 SF



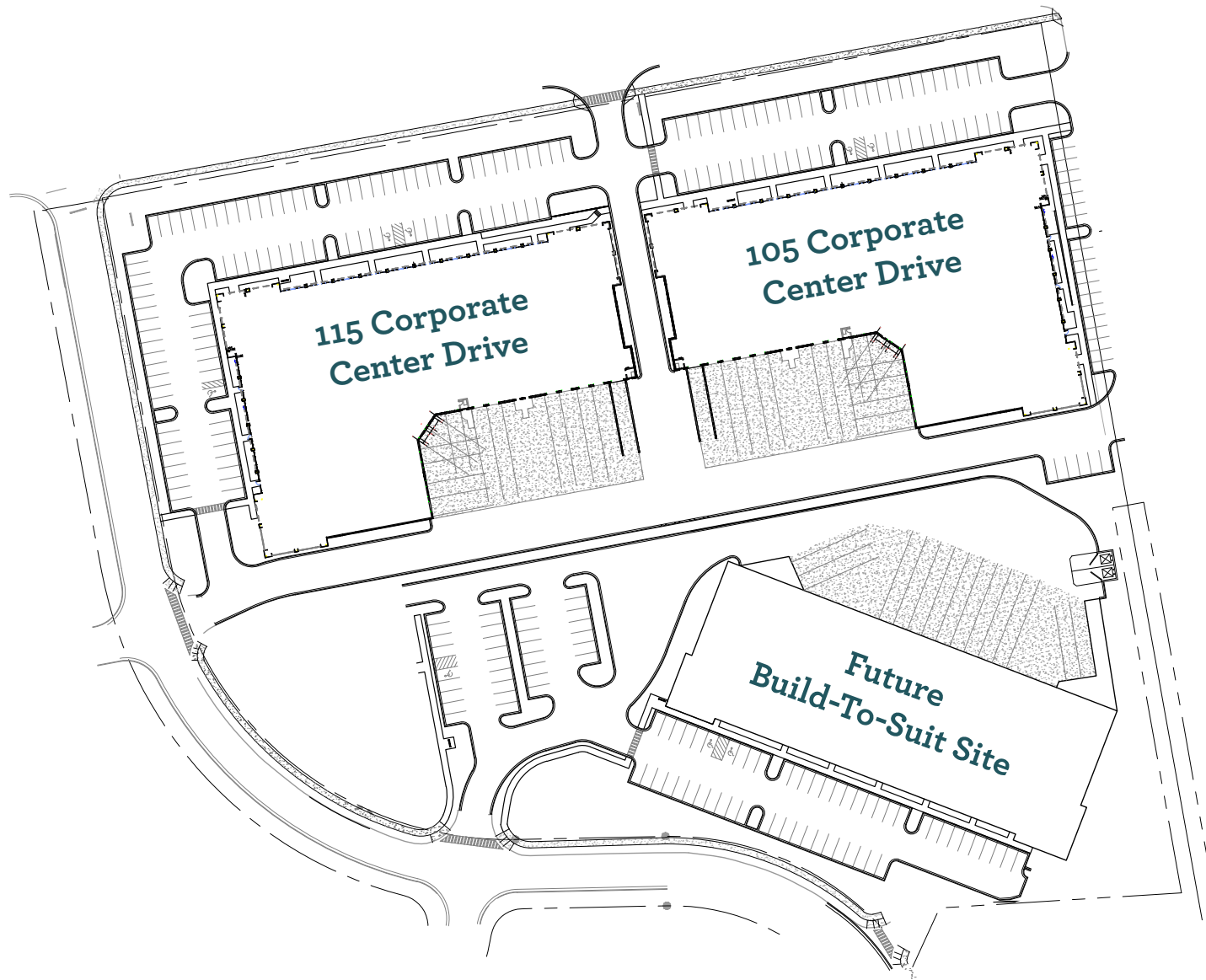
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